095.0	0003	0004.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	386,300	/	386,300
USE VALUE:	386,300	/	386,300
ASSESSED:	386,300	/	386,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORN LAURELEE--ETAL
Owner 2:	PEPINSKY BLAKE ROBERT
Owner 3:	
Street 1:	30 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .242 Sq. Ft. of land mainly classified as Dev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	10525.000			386,300	386,300
Total Card	0.242			386,300	386,300
Total Parcel	0.242			386,300	386,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62336
GIS Ref	
GIS Ref	
Insp Date	10/18/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	130	FV		0	10,525.	386,300	386,300		Year end	12/23/2021
2021	130	FV		0	10,525.	386,300	386,300		Year End Roll	12/10/2020
2020	130	FV		0	10,525.	386,300	386,300	386,300	Year End Roll	12/18/2019
2019	130	FV		0	10,525.	386,300	386,300	386,300	Year End Roll	1/3/2019
2018	130	FV		0	10,525.	331,100	331,100	331,100	Year End Roll	12/20/2017
2017	130	FV		0	10,525.	309,000	309,000	309,000	Year End Roll	1/3/2017
2016	130	FV		0	10,525.	264,900	264,900	264,900	Year End	1/4/2016
2015	130	FV		0	10,525.	237,300	237,300	237,300	Year End Roll	12/11/2014

!7807!

PRINT

Date	Time
12/30/21	06:12:56

LAST REV

Date	Time
08/02/00	14:11:27
apro	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 7807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINEHAN JOSEPH/	23293-120		6/11/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	62336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/1999	Vacant Lot	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	Dev. Land		10525		Sq. Ft.	Site		0	70.	0.52	4			Size	-25					386,269						386,300	

Total AC/HA:	0.24162	Total SF/SM:	10525	Parcel LUC:	130	Dev. Land	Prime NB Desc	ARLINGTON	Total:	386,269	Spl Credit		Total:	386,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	
Depreciation:	
Depreciated Total:	

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	

Totals		
0		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:		Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

095.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	